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MEMORANDUM

October 8, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: John D. Warner, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-2008  
Martin Jr. & John DeMatteo  
785 Gallivan Boulevard,  
Dorchester

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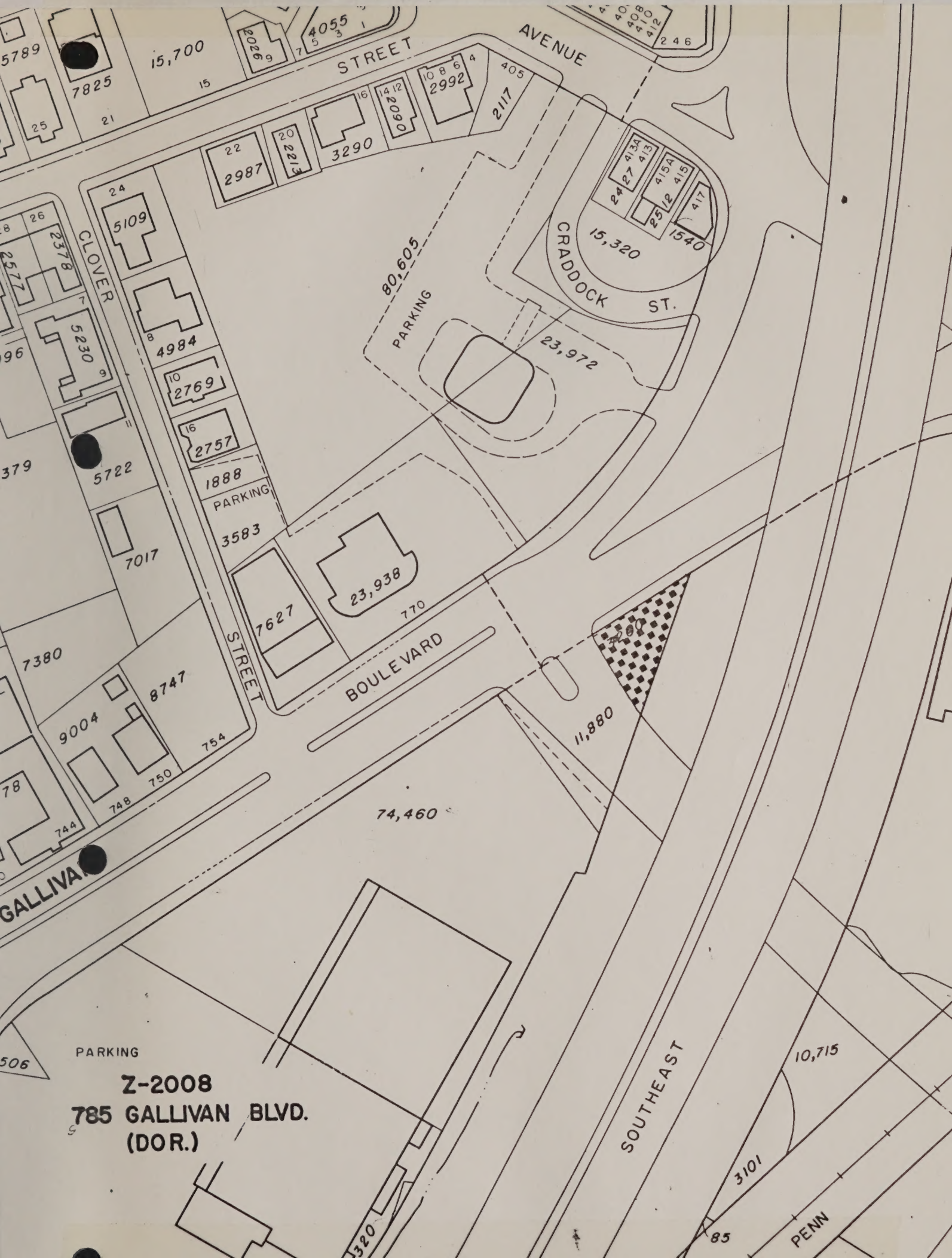
Petitioner seeks two variances to erect a billboard sign in a light manufacturing (M-1) District. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 18-1	Front yard is insufficient	20 ft.	7 ft.
Section 20-1	Rear yard is insufficient	20 ft.	6 ft.

The property, located on Gallivan Boulevard near the intersections of Neponset Avenue and Morrissey Boulevard, contains 3535 square feet of vacant land. The petitioner proposes to erect a 55 foot high 50 ft x 15 ft. double face billboard sign overlooking the Southeast Expressway. The sign would be illuminated at night. The huge size and extreme height of the proposed billboard would have an injurious affect on surrounding properties and the adjacent residential neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-2008, brought by Martin Jr. & John DeMatteo, 785 Gallivan Boulevard, Dorchester, for variances on insufficient front and rear yards to erect a billboard sign in a light manufacturing (M-1) District, the Boston Redevelopment Authority recommends denial. The huge size and extreme height of the proposed billboard double face sign would have an injurious affect on surrounding properties and the adjacent residential neighborhood.







Re: Petition No. Z-2009  
Domenic A. Caposella  
236-250 Commercial Street, Boston

Petitioner seeks a variance to remodel an existing commercial-residential structure in a light manufacturing (M-1) District. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 23-4	Off street parking is insufficient	8 spaces	0

The property, located on Commercial Street at the intersection of Fleet Street, contains a five story residential-commercial structure. The petitioner proposes to remodel two floors for office space. The staff has no objection to the proposal but recommends that the petitioner make satisfactory arrangements with nearby parking facilities to provide the required off street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2009, brought by Domenic A. Caposella, 236-250 Commercial Street, Boston, for a variance of insufficient off street parking to remodel an existing commercial-residential structure in a light manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval with the proviso that the petitioner have satisfactory arrangements with nearby parking facilities to provide the required off street parking.





**Z-2009**  
**236-250 COMMERCIAL ST.**  
**(B.P.)**





Re: Petition No. Z-1965  
Cummins Development Company  
970-980 American Legion Highway  
Roslindale

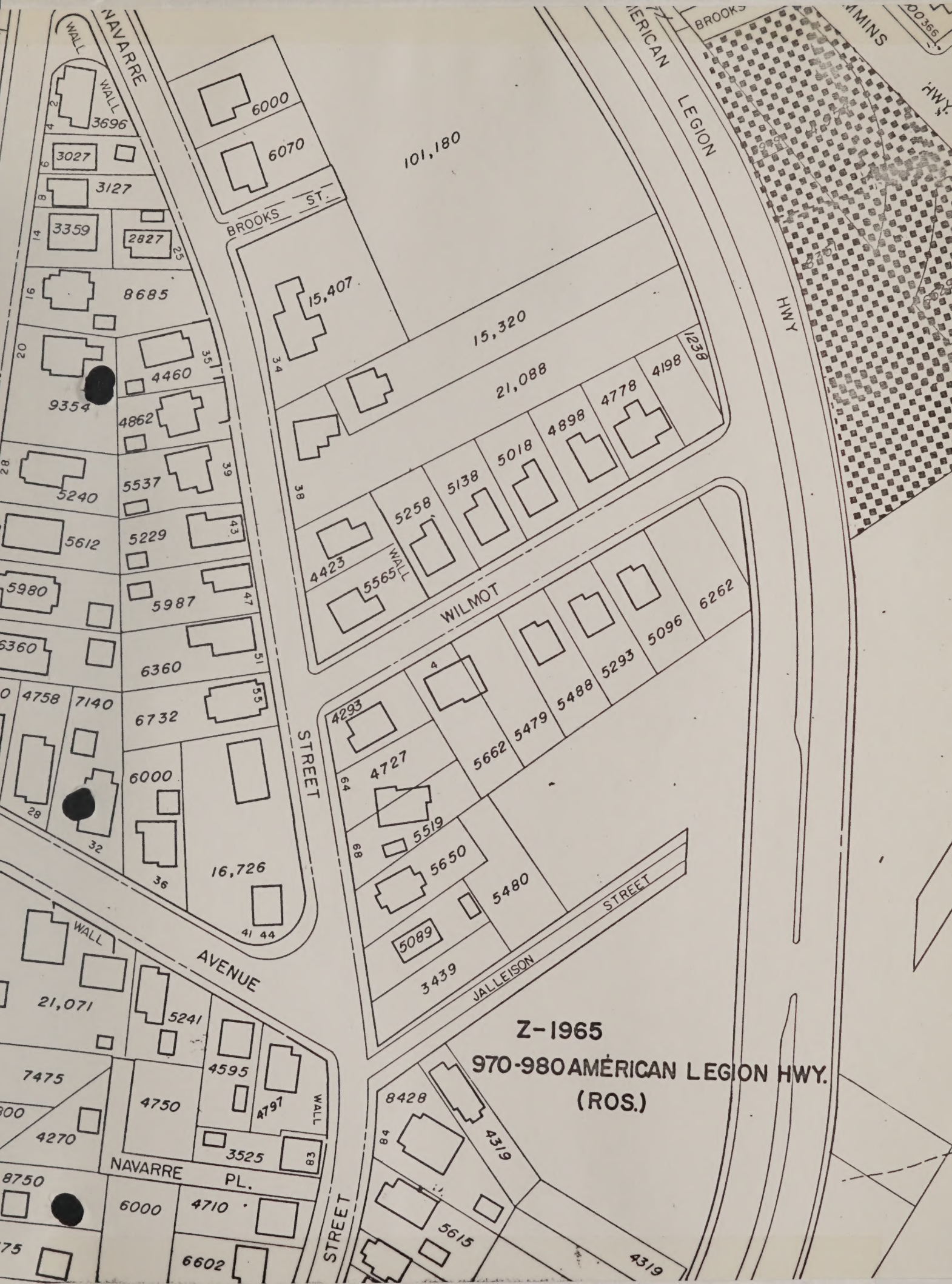
Petitioner seeks a conditional use permit to erect a one story addition to an existing retail stores structure in a local business (L-.5) District. The proposal would violate the code as follows:

Section 8-7                      Stores serving a major  
                                    part of the city are  
                                    conditional in an L-.5  
                                    District

The property, located on American Legion Highway near the intersection of Cummins Highway, contains a one-story retail structure (stores, bank, restaurant). The petitioner proposes to erect a one story retail service addition to the existing shopping center. The petitioner seeks a conditional use permit. The petitioner has received a foundation permit from the Building Department and this construction has commenced. A major housing development is proposed on 64 acres of land adjacent to this shopping center site. The staff is opposed to the proposed retail-service addition until the following planning considerations can be resolved: 1) In what manner the shopping center can best relate to the proposed housing development; 2) How the petitioner proposes to coordinate pedestrian movements between the two developments.

VOTED: That in connection with Petition No. Z-1965, brought by Cummins Development Company, 970-980 American Legion Highway, Roslindale, for a conditional use permit to erect a one story addition to a retail stores structure in a local business (L-.5) District, the Boston Redevelopment Authority recommends denial as submitted. The petitioner has received a foundation permit from the Building Department and construction has commenced. A major housing development is proposed on 64 acres of land adjacent to the shopping center site. The Authority is opposed to the proposed retail-service addition to the shopping center until the following planning considerations can be resolved: 1) In what manner the shopping center can best relate to the proposed housing development; 2) How the petitioner proposes to coordinate pedestrian movement between the two developments.





Z-1965  
970-980 AMERICAN LEGION HWY.  
(ROS.)



Petition No. Z-2022  
Boston YWCA  
246 Seaver Street, Roxbury

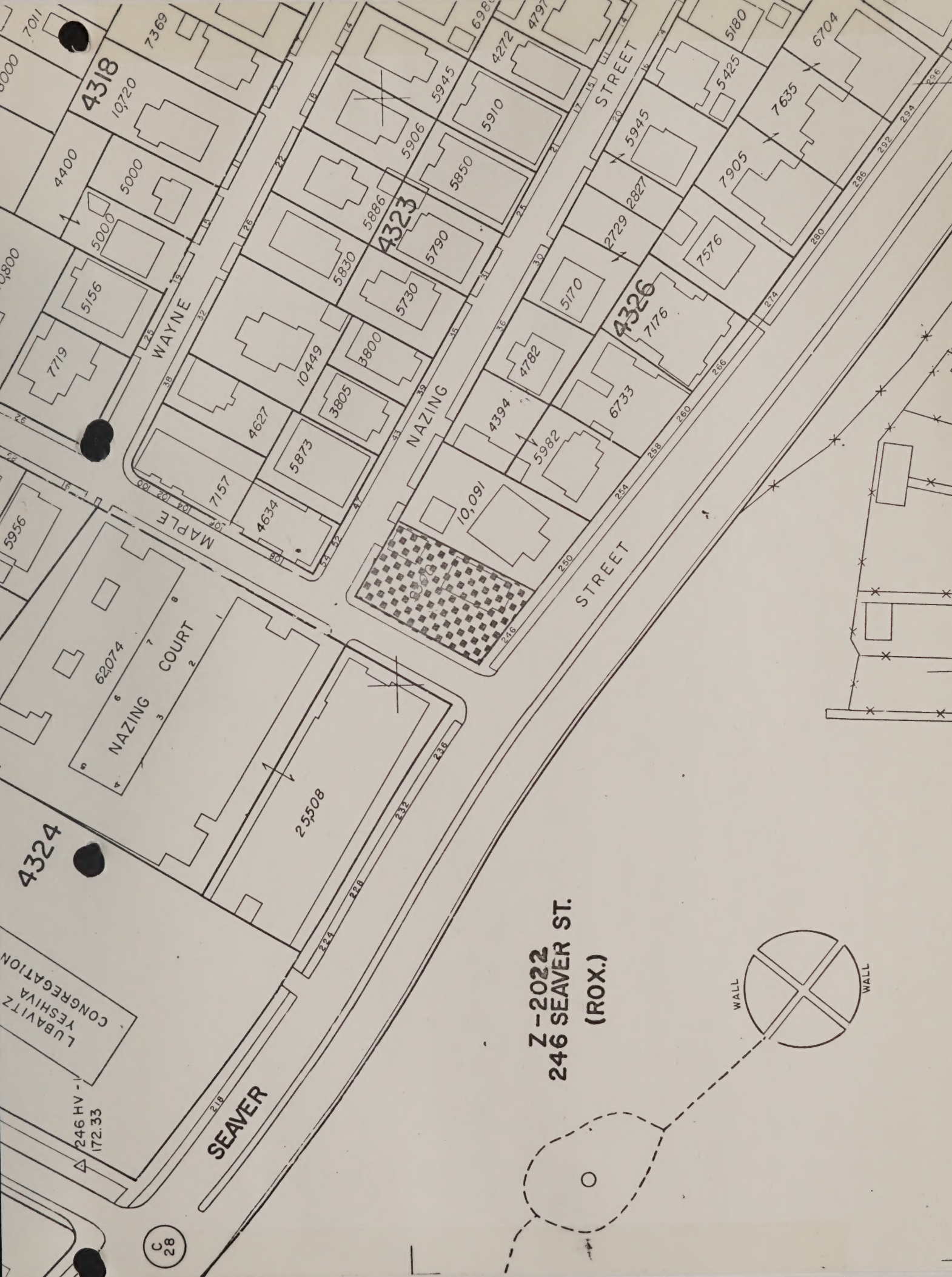
Petitioner seeks a conditional use permit and a variance for a change of occupancy from a one family dwelling to a private club (YWCA) in an apartment (H-1) District. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7	A private club in an H-1 District requires a Board of Appeal hearing.	
Section 23-2	Off Street parking is not provided	27 spaces 0

The property, located on Seaver Street at the intersection of Maple Street, contains a 2½ story frame dwelling. The proposed facility would be neighborhood oriented and utilized by small groups of girls and young women. The majority of those attending functions at the YWCA will not own cars. The off street parking violation would be mitigated by the above and the location of the facility on a major public transportation route. The existing landscaping should be maintained and no significant extension alterations or expansion should be allowed. Recommend approval.

VOTED: That in connection with Petition No. Z-2022, brought by Boston YWCA, 246 Seaver Street in the Washington Park Urban Renewal Area, for a conditional use permit and a variance for a change of occupancy from a one family dwelling to a private club (YWCA) in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The off street parking violation would be mitigated by the location of the proposed facility on a major transportation route and the fact that a majority of members would not own cars. The existing landscaping should be maintained and no significant exterior alterations or expansion should be allowed.





Z-2022  
246 SEAVAR ST.  
(ROX.)

28



Petition No. Z-2024  
Sherman E. Levenson  
200-202 Bunker Hill Street  
Charlestown

Petitioner seeks a variance to erect a one story addition to retail stores in a local business (L-1) District. The proposal would violate the code as follows:

Section 20-1 Rear yard is insufficient.

The property, located on Bunker Hill Street near the intersection of Elm Street, contains a one story retail store structure. The neighborhood is commercial-residential in character. The proposed one story concrete block storage addition would be constructed at the rear of the existing structure. The proposal is reasonable and consistent with the objectives of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2024, brought by Sherman E. Levenson, 200-202 Bunker Hill Street in the Charlestown Urban Renewal Area, for a variance to erect a one story addition to retail stores in a local business (L-1) District, the Boston Redevelopment Authority recommends approval. The proposed storage addition is consistent with the objectives of the Charlestown Urban Renewal Plan and would have no adverse affects on adjacent properties in this commercial-residential neighborhood.





Z-2024

200-202 BUNKER HILL ST.  
(CHASN)

CEMETERY  
2519

BUNKER

POLK

O'REILLY

HILL

25  
MON

2543

19,360  
CHARLESTOWN  
HIGH SCHOOL

CHARLESTOWN  
HIGH SCHOOL  
2541

2539

2540

BARTLETT

GREEN

LINCOLN

HOWARD

PAYSON

ELM

ST.

UNIT

ST.

ST.

ST.

ST.

ST.

ST.

ST.

ST.



Board of Appeal Referrals 10/8/70

Petition No. Z-2026  
First Church in Boston  
64 Marlborough Street  
Boston

Petitioner seeks a conditional use permit and four variances to erect a two story church and day nursery in an apartment (H-5) District. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7	A day nursery is conditional in an H-5 District.		
Section 18-1	Front yard is insufficient (Marlborough St.)	15 ft.	0
Section 18-4	Front yard is insufficient (Berkeley St.)	7.5 ft.	6 ft.
Section 19-6	Side yard is insufficient	10 ft.	0
Section 21-1	Setback of parapet is insufficient	23.5 ft.	0

The property, located on Marlborough Street at the intersection of Berkeley Street, contains the ruins (tower and porch) of the former First Church on an area of 19,600 square feet. A church has existed on the site since 1876. The proposed church would be constructed so as to integrate the existing tower and porch. The basement level would contain a day nursery with accommodations for 54 children. The frame of the proposed new structure would be constructed of structural steel fireproofed by either masonry or lath and plaster. The exterior walls would be constructed of fluted masonry units. The proposed church would be consistent with nearby uses and the proposed day nursery would provide a much needed and beneficial service to the community. The new construction has been approved by the Back Bay Architectural Commission following a public hearing. The staff recommends that no curb cut be allowed on Marlborough Street. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2026, brought by First Church in Boston, 64 Marlborough Street, Boston, for a conditional use permit and four variances to erect a two story church and day nursery in an apartment (H-5) District, the Boston Redevelopment Authority recommends approval with the proviso that no curb cut be allowed on Marlborough Street. The proposed church would be consistent with nearby uses. The proposed day care nursery would provide a much needed and beneficial service to the community.





BEACON

CLARENDON

MARLBOROUGH

COMMONWEALTH

BERKELEY

AVE.

STREET

Z-2026  
64 MARLBOROUGH ST.  
(B.P.)

FIRST  
LUTHERAN  
CHURCH

CHURCH OF  
...AN

214V-1  
X  
17.52



Board of Appeal Referrals 10/8/70

Petitions Nos. Z-2027-2028  
Lordly & Dame, Inc.  
47-53 Church Street, Boston

Petitioner seeks a change in non conforming uses for a change in occupancy from four apartments and two stores to two apartments and offices in an apartment (H-2) District. The proposal would violate the code as follows:

47-49 Church Street

Section 9-2 A change in a non conforming use requires a Board of Appeal hearing.

51-53 Church Street

Section 9-2 A change in a non conforming use requires a Board of Appeal hearing.

The property, located on Church Street between Winchester and Piedmont Streets in the South Cove Urban Renewal Area, contains residential-commercial structures. The proposed conversion, which would include interior and exterior rehabilitation, would improve the property, enhance the neighborhood and is consistent with the objectives of the South Cove Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2027-2028, brought by Lordly & Dame, Inc., 49-53 Church Street in the South Cove Urban Renewal Area, for a change in non conforming uses for a change in occupancy from four apartments and two stores to two apartments and offices in an apartment (H-2) District, the Boston Redevelopment Authority recommends approval. The proposed conversion and rehabilitation would be consistent with the objectives of the South Cove Urban Renewal Plan, would improve the property and enhance the neighborhood.





(C9)

BOYLSTON

SQUARE

PARK

HADASSAH WAY

STREET

Z-2027-28  
47-53 CHURCH ST.  
(B.P.)



TRAILWAY BUS TERMINAL  
12,936

PROVIDENCE

ELIOT

AVENUE

CHURCH

HOTEL

STATLER

HILTON

MOTOR

MART

PARKING

GARAGE

1067

1066

52,416

COLUMBUS

STATLER PARK

STUART

ST.

STUART

1183

11,233

4293

BOSTON GAS CO.

PIEDMONT

1261

4899

WINCHESTER

SHAWMUT

STREET

STREET

STREET

BROADWAY

STREET

STREET

1181

7081

1184

FIRST CHURCH OF THE DISCIPLES ARMY

28,025



Petition No. Z-2029  
Rogerson House  
434 Jamaicaway, Jamaica Plain

Petitioner seeks an extension of a non conforming use for a change of occupancy to increase the capacity of a home for aged men from 48 guests to 58 guests in a single family (S-.3) District. The proposal would violate the code as follows:

Section 9-1. An extension of a non conforming use requires a Board of Appeal hearing.

The property, located on the Jamaicaway near the intersection of Lochstead Road, contains a two story masonry structure. Rogerson House is a charitable institution providing a home for aged and indigent men. Adequate and appropriate facilities would be provided to accommodate the proposed ten additional guests. The existing building would not be structurally changed. Recommend approval.

VOTED: That in connection with Petition No. Z-2029, brought by Rogerson House, 434 Jamaicaway, Jamaica Plain, for an extension of a non conforming use for a change of occupancy to increase the capacity of a home for aged men from 48 guests to 58 guests in a single family (S-.3) District, the Boston Redevelopment Authority recommends approval. Adequate and appropriate facilities would be provided for to accommodate the proposed ten additional guests.



Z-2029  
434 JAMAICAWAY  
(J.P.)

15,326

6882

7539

7538

11,281

5750

527

11,890

22,650

□<sup>7</sup>

## TENNIS

## COURTS

2426

11,998

10,873

10.875

10,87

LOCHSTEAD

424

16,006

11,250

750

8/25

6625

JAMAICAWAY

134

152,814

7364

6058

5652

3271

55.94

JAMAICAWAY

CT

BEAUFORT

30

69,220

749



MEMORANDUM

October 8, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION  
FOR AN URBAN RENEWAL AREA SUBDISTRICT - PARCELS  
P-12, P-12a and P-12b, SOUTH COVE

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Pursuant to the South Cove Urban Renewal Plan, parcels P-12, P-12a and P-12b have been designated as disposition parcels to be developed by the Salesian Society, owners and operators of the Don Bosco Technical High School. These parcels surround land now occupied by the school and are to be developed for classrooms, a gymnasium and an office tower which will also contain residential quarters for staff.

In order to facilitate the development of these parcels, it is requested that the Authority authorize the Director to petition the Zoning Commission for a map amendment to change parcels P-12, P-12a, and P-12b, and the land owned by the Salesian Society from a B-8 (business, with a floor area ratio of 8) to a B-8-U (urban renewal area) sub-district. The combined parcels contain approximately 110,000 square feet, are bounded on the east by Washington Street as it is to be widened, on the south by the proposed extension of Oak Street, on the west by Shawmut Avenue and on the north by land of the Tufts New England Medical Center. An urban renewal area designation would relieve the developers of seeking variances for minor dimensional violations of the Zoning Code in regard to setback of parapet.

The architectural plans have been subjected to design review by the Urban Design Department and have been judged an excellent solution for a difficult site.

VOTED: That the Director is hereby authorized to petition the Zoning Commission to change South Cove Urban Renewal Area parcels P-12, P-12a, and P-12b, and also a parcel of land occupied by the Don Bosco High School from a B-8 (Business) to a B-8-U (Business-Urban Renewal Area) subdistrict.







MEMORANDUM

October 8, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION  
FOR A MAP AMENDMENT AND AN URBAN RENEWAL DESIGNATION  
FOR LAND AT STATE AND NEW CONGRESS STREETS

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Pursuant to modifications to the Government Center Urban Renewal Plan and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan considered by the Authority on this date, it is requested that the Director be authorized to petition the Zoning Commission to change Parcel 13/14 in the Government Center Urban Renewal Area and Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area from B-8 and B-10 districts (Businesses with floor area ratios of 8 and 10 respectively) to a single B-10-U subdistrict (Business with a floor area ratio of 10, Urban Renewal Area). This designation will expedite the development of a 44 story office building and pedestrian arcade on one and one-quarter acres of land bounded on the south by State Street, on the west by New Congress Street, on the north by South Market Street and on the east by an irregular line as shown on the accompanying map. The proposed developer, 60 State Street Trust, will be relieved, through this designation, of seeking variances for minor dimensional non-conformities with the Zoning Code, but will have to seek an exception for floor area ratio in excess of that allowed by the Code, but within that allowed by the plan.

VOTED: That the Director be authorized to petition the Zoning Commission to change Government Center Urban Renewal Area Parcel 13/14 and Downtown Waterfront-Faneuil Hall Urban Renewal Area Parcel E-11 from B-8 and B-10 districts to a single B-10-U subdistrict.







